



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 13, 2004

VIII.1(d)
ITEM NUMBER:

SUBJECT: PA-02-36 FINAL MASTER PLAN
1626/1640 NEWPORT BOULEVARD

DATE: AUGUST 30, 2004

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, SENIOR PLANNER
(714) 754-5604

DESCRIPTION

A final master plan to allow the construction of a 76,500 sq. ft., 4-story medical office building with a 3-level parking structure on 4.4 acres.

APPLICANT

Ms. Cora Newman, Government Solutions, is the authorized agent for Joseph Brown, property owner.

RECOMMENDATION

Adopt attached resolution, recommending denial to City Council of the proposed final master plan.


KIMBERLY BRANDT
Senior Planner


R. MICHAEL ROBINSON
Planning & Redevelopment Mgr.


PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1626/1640 Newport Boulevard Application: PA-02-36

Request: Final Master Plan review of 76,500 sq. ft., 4-story medical office building and a 3-level parking structure at 1626/1640 Newport Boulevard. See staff report for full project description.

SUBJECT PROPERTY:

Zone: C2; PDC requested- see note below

General Plan: General Commercial

Lot Dimensions: Irregular

Lot Area: 4.4 acres

Existing Development: Snug Harbor Village and El Nido Trailer Parks containing 117 lots and 6 apts. (now closed).

SURROUNDING PROPERTY:

North: Commercial, SRO hotel

South: Mini-warehouse storage; commercial

East: Multiple-family residential

West: Newport Boulevard; commercial

DEVELOPMENT STANDARD COMPARISON

Development Standard Code Requirement Proposed/Provided

Lot area (overall project)	1 acre	4.4 acres
Density for Residential -- Zone/GP	N/A	N/A
Floor Area Ratio for Commercial -- Zone/GP	0.30 FAR Moderate FAR (57,500 sq. ft.)	0.40 FAR (site-specific FAR requested to allow 76,500 sq. ft.)
Site coverage (first floor building footprint)	30% (57,500 sq. ft.)	10% (19,125 sq. ft.)
Perimeter Open Space	20 feet abutting public ROW	20 feet abutting Newport Boulevard frontage road and Orange Avenue
Building Height:		
Medical Office building	4 stories (GP requirement)	4 stories/71 ft. 10 in.
3-level Parking Structure	4 stories (GP requirement)	3-levels/22 ft. 10 in. (closest to Orange Ave.)
Building Setbacks:		
Newport Boulevard frontage road	20 ft.	Varies- 25 ft. minimum
Orange Avenue (Parking structure)	20 ft.	45 ft
North property line	No requirement	112 ft. 6 in. (office bldg) 69 ft. (pkg. structure)
South property line	No requirement	112 ft. 6 in. (office bldg) 69 ft. (pkg. structure)
Parking:		
Medical Office (6 Spaces/1000 sq. ft.)	459 spaces	359 parking structure 103 surface lot Total: 462 spaces
Interior Landscaping	25 sq. ft./parking spaces not in structure (2,575 sq. ft.)	39,950 sq. ft.
Parking Structure landscaping	Perimeter landscaping per Planning Division direction	3 to 5-foot minimum perimeter provided (4,430 sq. ft.)
Driveway width	20 ft. min.	22 ft.
Parking area screening	All parking areas shall be screened from view of public r-o-w (s)	Parking areas and structure to be screened by landscaping along Orange Avenue frontage.
Notes: Project is evaluated for compliance with the proposed PDC rezone request.		

BACKGROUND

In July 2002, the applicant requested approval of a final master plan that allows the construction of a 76,500-sq. ft., 4-story medical office building on 4.4 acres located at 1626/1640 Newport Boulevard. Concurrently with this application, the applicant submitted additional requests including a general plan amendment, rezone, and mobilehome park conversion. Staff determined that an Environmental Impact Report (EIR) was required for all of these requests and then proceeded with contracting with an environmental consulting firm for preparation of the necessary environmental documentation. These additional requests are addressed in separate staff reports.

ANALYSIS

As noted in the previous staff reports, staff is not recommending approval of the requested general plan amendment and rezone necessary to accommodate the floor area ratio and building height for the proposed medical office building. Staff believes the site can be successfully developed in conformance with the existing General Plan FAR standards and C2 zoning regulations. Because the proposed master plan requires approval of both the requested general plan amendment and rezone, it cannot proceed unless the other requests are approved.

Therefore, staff is recommending that the request for final master plan be denied, and direction be given to the applicant to return with a plan that conforms with the City's General Plan standards and C2 zoning regulations. Please note, the C2 zone allows construction of a new building to be reviewed and approved by staff as a "development review", provided that all zoning standards are met. A development review does not require any public notice or public hearing. Final EIR No. 1051, once certified, would also serve as the environmental documentation for the revised project, since Alternatives 2 and 3 considered development scenarios consistent with the existing General Plan designation and zoning district.

ALTERNATIVES

Commission may recommend to Council approval of the final master plan. Attachment 3 contains a resolution supporting the proposed project along with the necessary findings, conditions of approval, and mitigation measures.

Staff is requesting that Commission consider the following issues if the Commission recommends that the final master plan be approved.

Orange Avenue Elevation: The easterly parking structure elevation directly faces the residential uses across Orange Avenue. The applicant has submitted a revised conceptual elevation, which includes additional landscaping in the setback area (Attachment 1). Staff is recommending that in addition to the proposed landscaping, the parking structure elevation be enhanced with architectural elements that lessen

its visual impact. Also, the Final EIR includes mitigation measures to prohibit openings on the easterly elevation and a higher parapet wall to screen any lighting on rooftop level. Staff believes the improved landscaping, architectural treatments, and EIR mitigation measures will result in a more compatible interface with the residential uses across Orange Avenue. See condition of approval number 14.

Orange Avenue Access: The proposed site plan includes 2 right-turn in and out only driveways on Orange Avenue. Restricted access is necessary; otherwise significant traffic impacts will occur at the Orange Avenue/E. 17th Street intersection. Also, the Final EIR identified the potential of headlight glare from vehicles exiting the site impacting residences at the corners of 16th Place and Ogle Street. The Final EIR recommends that either the northerly driveway be redesigned to a “right-turn in only” driveway, or the two driveways on Orange Avenue be combined into one and aligned with the alley across Orange Avenue.

Staff supports one driveway on Orange Avenue. The alignment with the alley across the street will combine the turning movements in this area to one location and eliminate the offsets of the project’s driveways with Ogle Street and 16th Place and the closeness of the northerly driveway to the driveway serving the Vons loading dock. (Attachment 1) Staff believes that the internal site circulation will function appropriately with only one driveway onto Orange Avenue. See condition of approval number 4. Because potentially significant impacts at the Orange Ave./E. 17th Street intersection may still occur, this driveway would also be limited to right turns in and out.

Lot Line Adjustment: Presently the site is composed of two parcels; it will be necessary for the applicant to combine the parcels by submitting for a lot line adjustment, which must be approved and recorded prior to the issuance of building permits. See condition of approval number 5.

Assuming the General Plan amendment and rezone are approved, the remainder of staff’s concerns regarding the master plan have been addressed in the Final EIR mitigation measures that are attached to the approval resolution.

ENVIRONMENTAL DETERMINATION

Final EIR No. 1051 has been prepared for this project, and it has considered all the environmental effects of the proposed project and a reasonable range of alternatives. Certification of the Final EIR by the City Council is required prior to any final action on this request.

CONCLUSION

The existing General Plan FAR standards allow a reasonable range of development opportunities for this property, and Final EIR No. 1051 includes a medical office

alternative that complies with the existing General Plan FAR standards and C2 zoning regulations. Therefore, staff is recommending denial of the proposed final master plan and recommends the applicant appropriately revise the proposed development plans.

Attachments:

1. Project Plans
2. Draft Planning Commission Resolution for denial
3. Draft Planning Commission Resolution for approval

Distribution:

Deputy City Manager - Dev. Svcs. Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Mr. Joseph Brown
19700 Fairchild, Suite 100
Irvine, CA 92612

Ms. Coralee Newman
Government Solutions
230 Newport Center Drive, Suite 210
Newport Beach, CA 92660

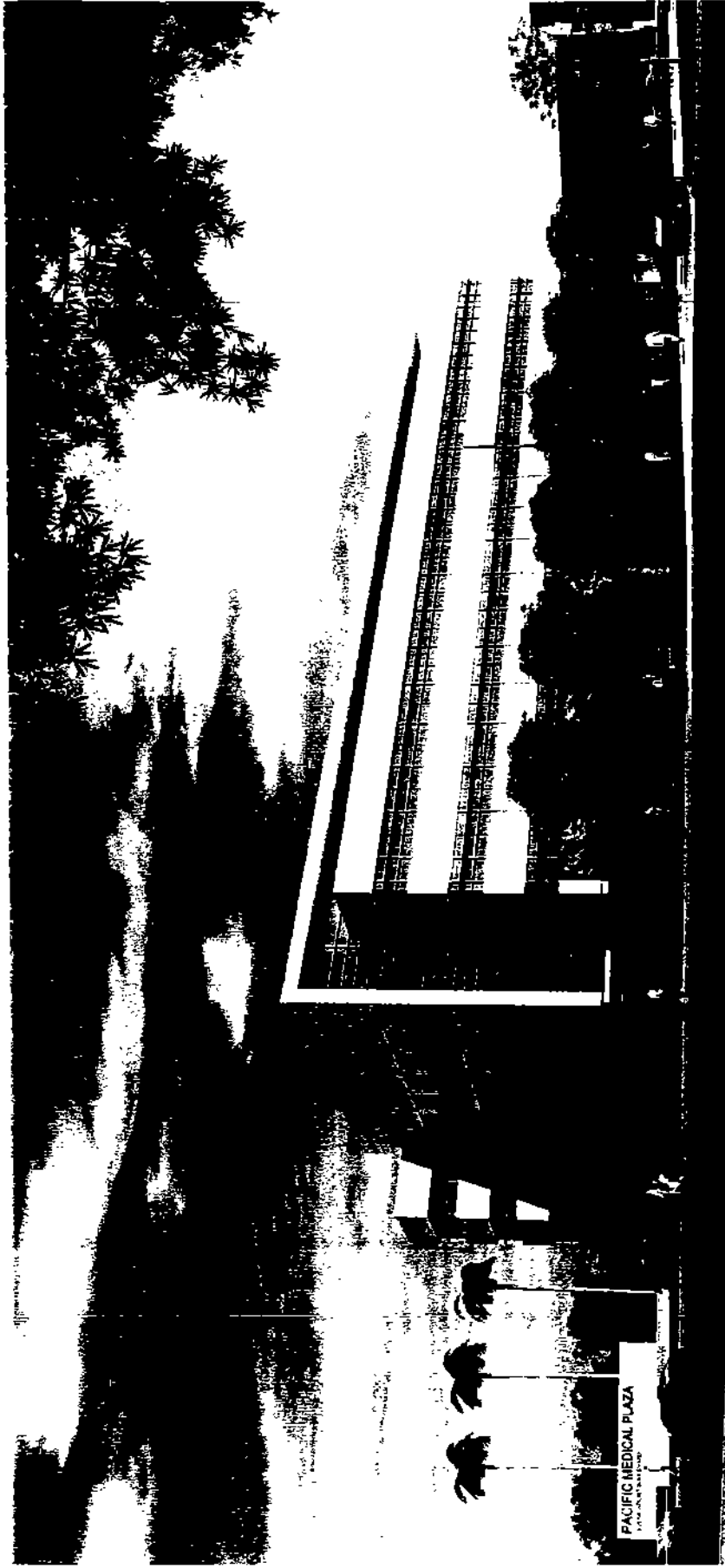
Mr. Jeffrey A. Goldfarb
Rutan & Tucker, LLP
611 Anton Boulevard, 14th Floor
Costa Mesa, CA 92626-1931

Mr. Rob Balen
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614-4731

File: 091303PA0236MP	Date: 082304	Time: 300p.m.
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ATTACHMENT 1

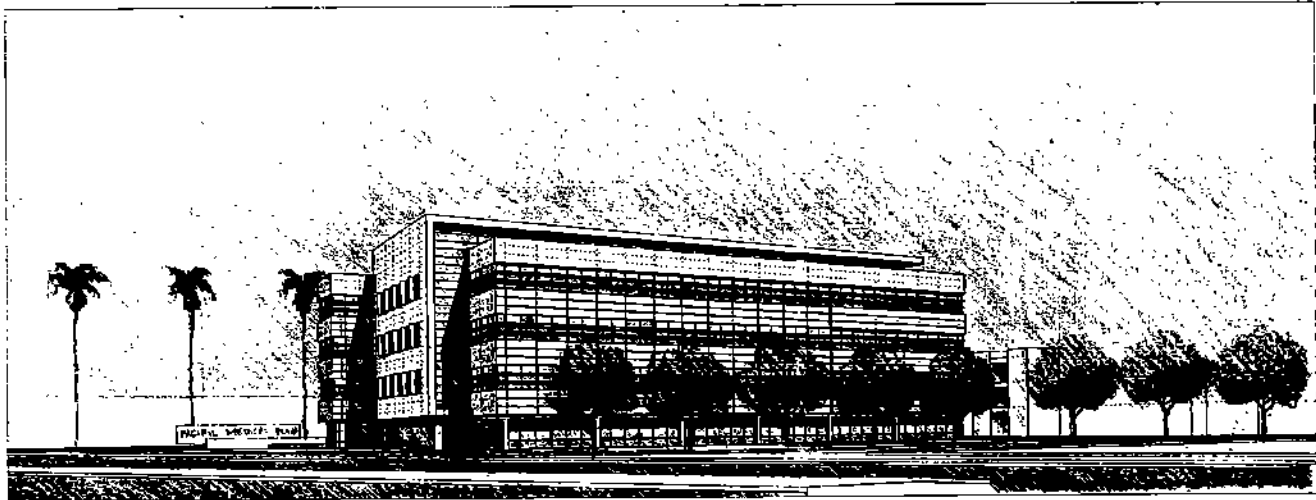
PROJECT PLANS



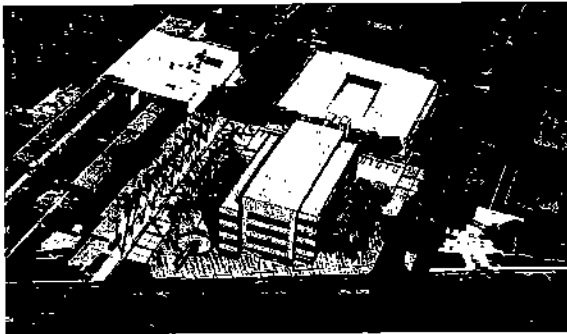
LSA

ADDENDUM FIGURE 1

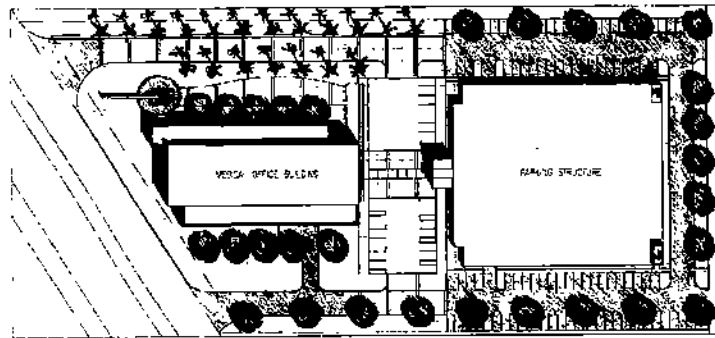
Pacific Medical Plaza
Medical Office Rendering



STREET LEVEL RENDERING



AERIAL RENDERING



SITE PLAN

PROTECT SCORE LINE
Pacific Medical Plaza
1625 E. 1600 Newport Boulevard
Costa Mesa, California
PREPARED for:
Brown Associates
19742 MacArthur Boulevard, Ste 159
Irvine, California 92612
Contract No. 42-0238-00

WELLMOUTH, OREGON - KESSABALUM, INC.

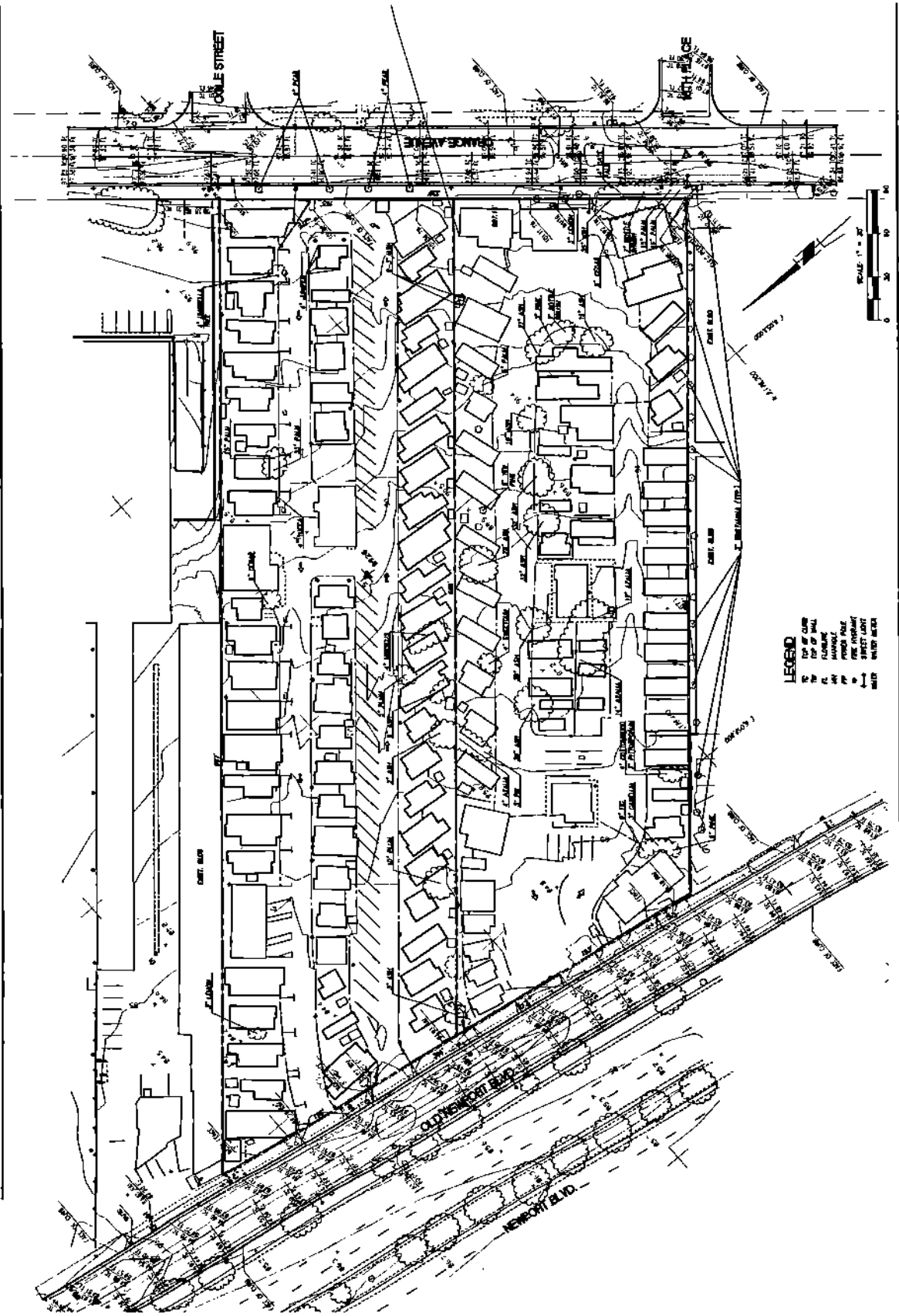
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Prepared by

[illegible][illegible]

EXISTING
TOPOGRAPHIC MAP
BOUNDARY SURVEY
3 of 3

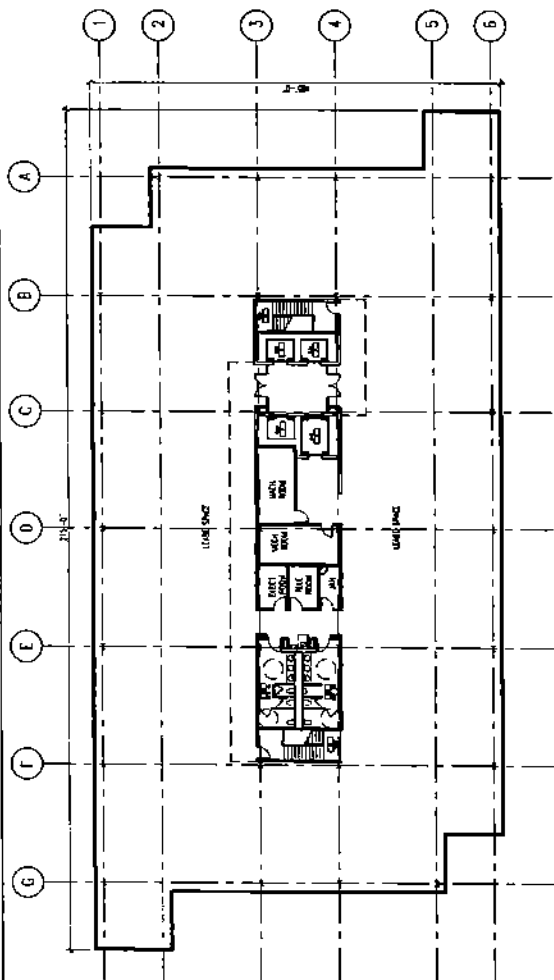


PROJECT SCOPED LINE
Pacific Medical Plaza
1000 S. 10th Street, Berkeley
Calif. 94710
PREPARED BY:
BIDWELL ASSOCIATES
1710 MacArthur Boulevard, Ste 150
Berkeley, California 94710
Contract No. 02-011-00

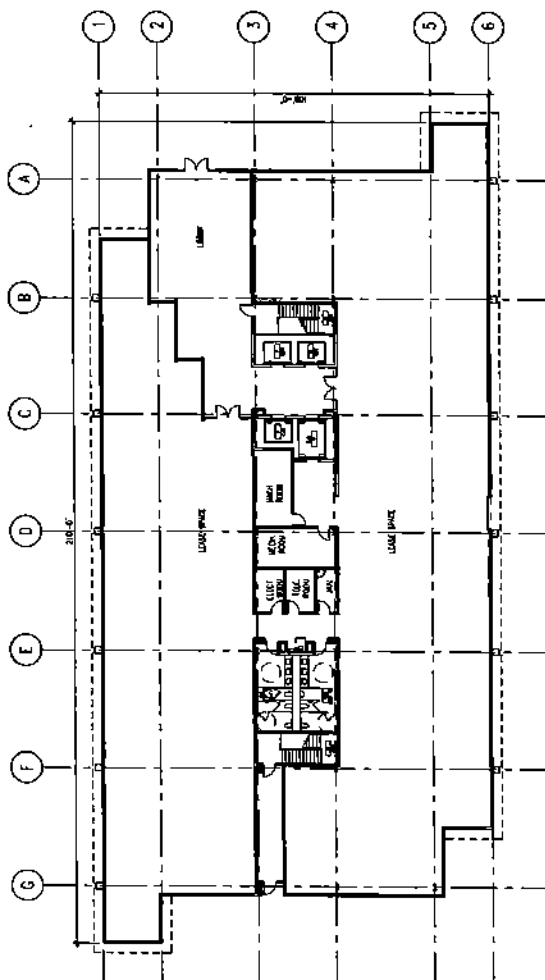


ARCHITECT: BIDWELL ASSOCIATES, INC.
1710 MacArthur Boulevard, Ste 150
Berkeley, California 94710
Tel: (415) 841-1000
Fax: (415) 841-1001
BIDWELL ASSOCIATES, INC.
1710 MacArthur Boulevard, Ste 150
Berkeley, California 94710
Tel: (415) 841-1000
Fax: (415) 841-1001

Key Plan



2 FLOOR PLAN - LEVELS 2, 3, 4
SCALE: 1/16" = 1'-0"

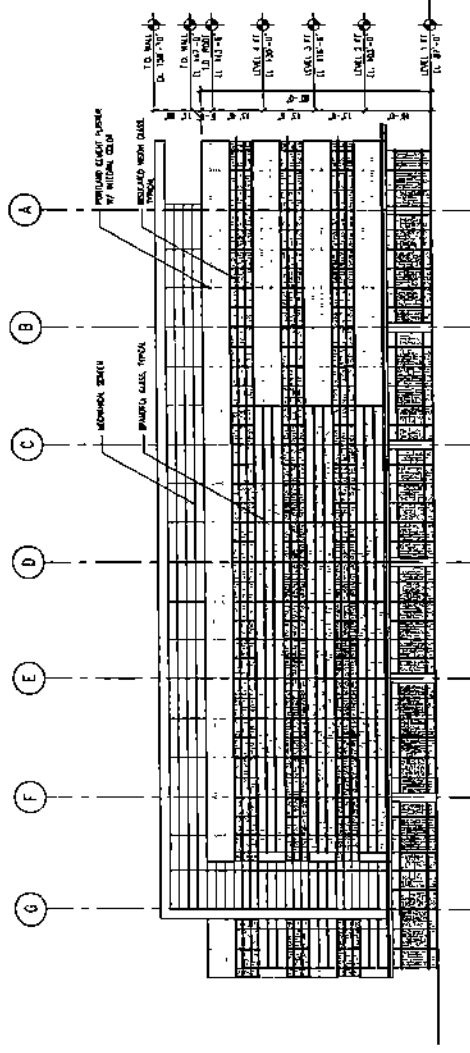


1 FLOOR PLAN - LEVEL 1
SCALE: 1/16" = 1'-0"

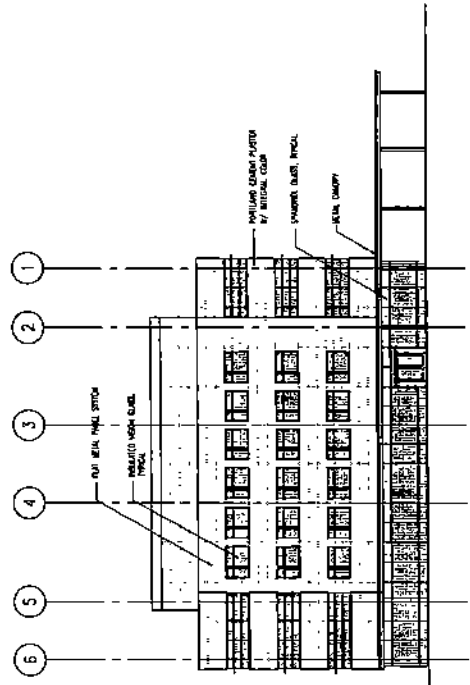
Issue Description:	Date:
Planning, Schematic:	07/11/00
Design:	08/08/00
Construction:	12/08/00
Final:	12/08/00

FLOOR PLAN
LEVELS 1, 2, 3 & 4

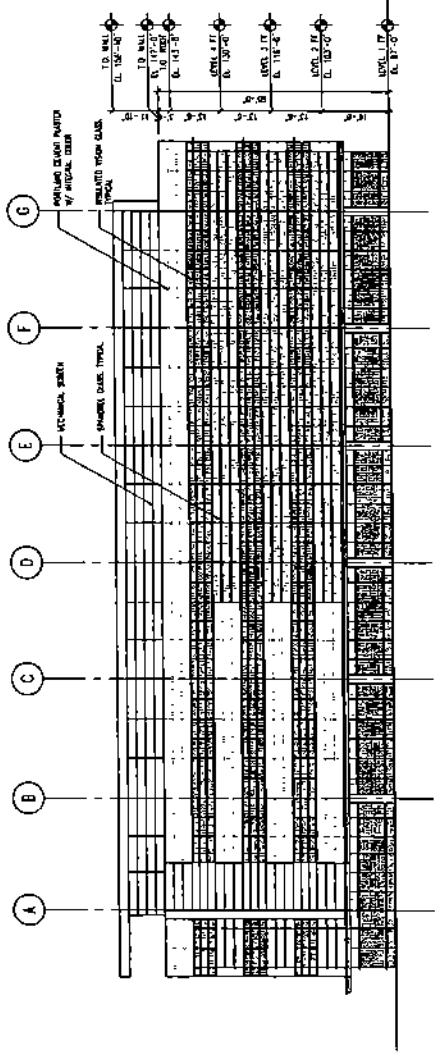
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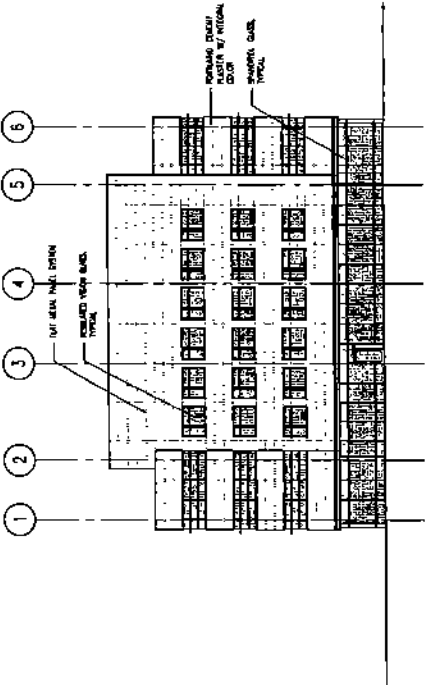
4 SOUTH ELEVATION
SCALE 1/16" = 1'-0"



2 EAST ELEVATION
SCALE 1/16" = 1'-0"

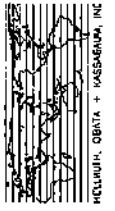


3 NORTH ELEVATION
SCALE 1/16" = 1'-0"



1 WEST ELEVATION
SCALE 1/16" = 1'-0"

PROJECT SCOPELINE
Pacific Medical Plaza
1625 E 14th Street, Suite 110
Costa Mesa, California
PREPARED BY
BROWN ASSOCIATES
1970 MacArthur Boulevard, Suite 110
Fremont, California 94533
Contract No. 02-0214-00



HOLLAND, OBATA + KASSABERMAN, INC.
ARCHITECTURE, CONSULTING PLANNING
ARCHITECTS, CONSULTING PLANNING
1970 MacArthur Boulevard, Suite 110
Fremont, California 94533
Contract No. 02-0214-00
HOLLAND, OBATA + KASSABERMAN, INC.
ARCHITECTURE, CONSULTING PLANNING
ARCHITECTS, CONSULTING PLANNING
1970 MacArthur Boulevard, Suite 110
Fremont, California 94533
Contract No. 02-0214-00

DATE: 10/1/80
BY: [Signature]

EXTERIOR
ELEVATIONS

DATE: 10/1/80
BY: [Signature]

PROJECT SCOPE LINE
 Pacific Medical Plaza
 100 & 140 Newport Boulevard
 Costa Mesa, California
 PREPARED FOR
 BROWN ASSOCIATES
 1945 MacArthur Boulevard, Ste 150
 Irvine, California 92613
 Contract No. 92-0281-00

HELLMUTH, OBATA + KASSABAUM, INC.
 1945 MacArthur Boulevard, Ste 150
 Irvine, California 92613
 Contract No. 92-0281-00

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 1945 MacArthur Boulevard, Ste 150
 Irvine, California 92613
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 Irvine, California 92613
 Contract No. 92-0281-00

HELLMUTH, OBATA + KASSABAUM, INC.
 1945 MacArthur Boulevard, Ste 150
 Irvine, California 92613
 Contract No. 92-0281-00



PERSPECTIVE VIEW
 OF ORANGE AVENUE

HELLMUTH, OBATA + KASSABAUM, INC.
 1945 MacArthur Boulevard, Ste 150
 Irvine, California 92613
 Contract No. 92-0281-00

ATTACHMENT 2

DENIAL RESOLUTION

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA, CALIFORNIA,
RECOMMENDING DENIAL OF PLANNING APPLICATION
PA-02-36 FOR A FINAL MASTER PLAN FOR
1626/1640 NEWPORT BOULEVARD.**

**THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:**

WHEREAS, an application was filed by Coralee Newman, Government Solutions, on behalf of Joseph G. Brown, property owner, with respect to the real property located at 1626/1640 Newport Boulevard, requesting approval of a final master plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 13, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby recommends to City Council denial of Planning Application PA-02-36 for a final master with respect to the property described above.

PASSED AND ADOPTED this _____ day of _____, 2004.

Chairman, Costa Mesa

Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Acting Secretary, Costa Mesa
Planning Commission

Exhibit "A"

Findings:

1. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed development and use are not compatible and harmonious with uses both on-site as well as those on surrounding properties. Specifically, the final master plan allows a building height of 71 feet 10 inches, which is over twice the height of the prevailing building height of the surrounding area, both commercial and residential development. Additionally, the proposed building height and vehicle access to and from Orange Avenue do not protect the integrity of the adjacent residential neighborhood, east of Orange Avenue
 - b. The project's floor area ratio and traffic generation are not consistent with the General Plan.
 - c. The proposed final master plan, in conjunction with the applicant's other requests for a general plan amendment and rezone, results in a development intensity and vehicle generation that is inconsistent with the surrounding commercial and residential neighborhoods, as anticipated by the City of Costa Mesa General Plan.
2. The information presented does not substantially comply with the Costa Mesa Municipal Code. The proposed project does not comply with Section 13-29(g)(5)(a) of the Costa Mesa Municipal Code in that the final master plan does not meet the broader goals of the 2000 General Plan and the zoning regulations for the C2 (General Business) zoning district, by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring residential and commercial development. Specifically, the proposed final master plan does not comply with the General Plan floor area ratio standards for moderate traffic-generating land uses for the General Commercial land use designation and the proposed final master plan allows a medical office building that generates vehicle traffic at a level that is inconsistent with the City of Costa Mesa General Plan traffic model. The proposed final master plan also does not meet the 2-story/30-foot maximum height standard for the C2 (General Business District) zone as established in Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 3

APPROVAL RESOLUTION

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA, CALIFORNIA,
RECOMMENDING APPROVAL OF PLANNING
APPLICATION PA-02-36 FOR A FINAL MASTER PLAN
FOR 1626/1640 NEWPORT BOULEVARD.**

**THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY
RESOLVE AS FOLLOWS:**

WHEREAS, an application was filed by Coralee Newman, Government Solutions, on behalf of Joseph G. Brown, property owner, with respect to the real property located at 1626/1640 Newport Boulevard, requesting approval of a final master plan; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 13, 2004; and

WHEREAS, by separate resolution, Planning Commission recommended to City Council approval of General Plan Amendment GP-02-06, which amends the 2000 General Plan text to create a site-specific floor area ratio of 0.40 in the "General Commercial" land use designation and to establish a trip budget of 186 a.m. peak hour trips and 281 p.m. peak hour trips for 1626/1640 Newport Boulevard s; and

WHEREAS, by separate resolution, Planning Commission recommended to City Council approval of Rezone R-02-03 for 1626/1640 Newport Boulevard, which changes the zoning district from C2 (General Business District) to PDC (Planned Development Commercial) to allow a maximum building height of 4 stories; and

WHEREAS, on July 12, 2004 and September 13, 2004, the Planning Commission also conducted public hearings and found that Draft Environmental Impact Report No. 1051, technical appendices, and comments and responses, that collectively constitute Final Program Environmental Impact Report No. 1051, have been reviewed and considered; and

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines; and

WHEREAS, the Planning Commission has recommended to City Council certification of Final Environmental Impact Report No. 1051 by separate resolution; and

WHEREAS, this Commission deems it to be in the best interest of the City that said Amendment to the General Plan and rezone be adopted.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions of approval in Exhibit "B", and conformance with the Mitigation Measure Monitoring Program contained in Exhibit "C", the Planning Commission hereby recommends to City Council approval of Planning Application PA-02-36 for a final master with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Final Master Plan PA-02-36 and upon the applicant's compliance with each and all of the conditions contained in Exhibit "B" and mitigation measures contained in Exhibit "C". Any approval granted by this resolution shall be subject review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions or approval or mitigation measures.

BE IT FURTHER RESOLVED that the approval of Final Master Plan PA-02-36, and related actions, is final once all other related discretionary approvals (i.e., Final EIR No. 1051 certification, General Plan Amendment GP-02-06, and Rezone R-02-03) have been obtained and become effective.

PASSED AND ADOPTED this _____ day of _____, 2004

Chairman, Costa Mesa

Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 13, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Acting Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

1. The information presented substantially complies with Costa Mesa Municipal Code. The proposed project complies with Section 13-29(g)(5)(a) of the Costa Mesa Municipal Code in that the final master plan, as conditioned, meets the broader goals of the 2000 General Plan, as amended by GP-02-06, and the zoning regulations for the Planned Development Commercial zoning district, by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring residential and commercial development.
2. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties. Specifically, the 4-story medical office building is located towards the Newport Boulevard frontage road at a distance of more than 300 feet from the residential land uses across Orange Avenue. The proposed medical office building is compatible with the commercial uses directly north and south of the project site.
 - b. Safety and compatibility of the design of the buildings, parking areas, parking structure, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered. Specifically, vehicle access has been restricted on Orange Avenue, and mitigation measures and conditions of approval have been placed on the final master plan in respect to screening of the parking area and parking structure from the public right-of-way.
 - c. The project is consistent with the General Plan, as amended by GP-02-06.
 - d. The planning application is for a project-specific final master plan and does not establish a precedent for future development on surrounding properties.
 - e. The cumulative effects of all the related planning applications have been considered as they effect the subject property and surrounding residential and commercial properties.
3. Final Environmental Impact Report (EIR) No. 1051 was prepared, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect of the environment, according to the Final EIR, which reflects the independent judgment of the City of Costa Mesa, mitigation measures have been added to the project that minimize anticipated impacts to a level of insignificance where possible.

In conjunction with the approval of GP-02-06, the Statement of Overriding Considerations was adopted, which describes benefits of the proposed project as a justification for the anticipated intersection impacts at 17th Street/Newport Boulevard and 19th Street/Newport Boulevard.

4. The mitigation measures from EIR No. 1051 have been included as Exhibit "C". If any of the mitigation measures are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) is within the responsibility and jurisdiction of another public agency, and/or that specific economic, social or other considerations make the mitigation measure(s) infeasible.
5. The project, as conditioned, is consistent with Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Codes in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The project shall comply with the project design features, conditions, and mitigation measures of Final Environmental Impact Report No. 1051 prepared for this project, as listed in Exhibit "C".
 2. The approval of Final Master Plan (PA-02-3) shall be final once all necessary approvals (i.e., Final EIR No. 1051 certification, General Plan Amendment GP-02-06, and Rezone R-02-03) have been obtained and become effective.
 3. The conditions of approval and ordinance or code provisions of Planning Application 02-36 shall be blueprinted on the face of the site plan.
 4. Site access from Orange Avenue shall be redesigned to a single driveway that aligns with the alley across Orange Avenue. Access will be restricted to right-in and right-out vehicle turning movements.
 5. Prior to the issuance of building permits, a lot line adjustment shall be approved and recorded. Proof of recordation shall be provided to the Planning Division.
 6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 7. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

8. The property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
9. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. The Planning Division shall approve the final design.
10. Concrete wheel stops shall be installed 2' from the front edge of open parking spaces, or where applicable, landscape planters shall be increased 2' in depth to allow curbing to serve as a wheel drop.
11. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written to the Air Quality Management District may be required ten (10) days prior to demolition.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
13. Show method of screening for all ground-mounted mechanical equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted electrical and mechanical equipment shall not be located in any landscaped setback visible from the street.
14. The applicant shall submit final exterior elevation schemes and material samples of the office building and parking structure to the Planning Division for pre-plan check review and approval. Once the exterior elevations and materials have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings. The easterly elevation of the parking structure (which faces Orange Avenue) shall be enhanced with a combination of architectural treatments and landscaping to improve the parking structure's appearance.



15. Cornices and other architectural elements shall be wrapped around to the side and rear of building facades
16. Non-deciduous canopy trees a minimum of 36-inch box in size, shall be planted along the easterly property line (adjacent to Orange Avenue) in sufficient number as to buffer and screen the development from the adjacent residential properties. Tree species and number shall be reviewed by the Planning Division and indicated on the landscape plans
17. Street setback landscape planters shall be mounded to a high point of at least 24 inches with approved turf and/or ground cover on the street side front half of the planter and shrubbery plantings and trees on the back half.
18. The loading/unloading are shall be screened with landscaped berms and shrubs.
19. Wall-mounted lighting shall not be permitted along the easterly (rear) parking structure elevation unless required by Uniform Building Code and/or governing agencies.
20. Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside the building.
21. All delivery trucks shall access the site from Newport Boulevard frontage road and shall be prohibited from using Orange Avenue.
22. The construction superintendent(s) shall meet with City staff to review the operational conditions and restrictions in this final master plan, as it relates to site demolition and construction, prior to the commencement of work.
23. Location for any on-site crushing of concrete and/or asphalt shall be located as far from residentially-zoned properties as possible and shall be approved by the Planning Division and the Building Official.
24. During construction, the stock piling, loading, and unloading of construction materials such as, but not limited to, steel girders, loading/unloading trucks, moving equipment (such as mobile cranes), shall be located as far from residentially-zoned properties as possible and shall be approved by the Planning Division and the Building Official.

25. During construction, truck routes (on- and off-site) shall be steered away from residential areas. The use of Orange Avenue is prohibited.
26. Complaints regarding noise related to the violation of any of the above operating conditions and restrictions shall be immediately remedied by the applicant.
27. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
28. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on Saturday. Construction is prohibited on Sunday and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
29. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling/
- Transp. 30. Relocate/remove all affected utilities and street trees located in the public rights-of-way to accommodate proposed driveways.
31. Applicant is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the city for the loss of trees from the public right-of-way. Conditions of the Parks and Recreation Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months; therefore, the applicant is advised to identify all trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
- Police 32. A list of security recommendations has been provided by the Police Department for the applicant's consideration.
- Fire 33. Due to the size of the building and the nature of its use, the Fire Department recommends that a fire sprinkler system be included in the medical office building.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval shall be for a period of one year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The development services director may extend the planning application for a period not to exceed one year upon showing good cause by applicant..
 3. Development shall comply with all applicable requirements of Section 13-87 of the Costa Mesa Municipal Code relating to parking standards for parking stall size and striping.
 4. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
 5. Street addresses shall be displayed on the freestanding sign, or, if there is no freestanding sign, on the building fascia adjacent to the main entrance of the building in a manner visible to the public street. Street address numerals shall be a minimum 12 inches in height with not less than 3/4-inch stroke and shall contrast sharply with the background.
 6. Development shall comply with all requirements of Article 6, Chapter V, Title 13 of the Costa Mesa Municipal Code relating to planned development standards.
 7. All on-site utility services shall be installed underground.
 8. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 9. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.

10. Four (4) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and one (1) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
11. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
12. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency Mesa Consolidated Water District, Ray Barela, for requirements.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
15. Lighting shall comply with all requirements of Costa Mesa Municipal Code Section 13-93(d). Lighting shall be designed to provide adequate illumination of the site and parking lot and structure (no dark spots) without creating spill-over light or glare onto adjacent properties. Shielding or other methods necessary to prevent light or glare spill-over shall be incorporated.
16. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division, prior to issuance of building permits, that lists each condition of approval, code requirement, special district requirement, and mitigation measure contained herein, and states when and how each item is to be complied with.
17. Trash enclosure  or other acceptable means of trash disposal shall be provided. Design of trash enclosure  shall conform with City standards. Standard drawings are available from the Planning Division.
18. Parking stalls shall be double-striped in accordance with City standards.
19. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
20. The paving under required covered parking spaces shall be Portland Cement Concrete (PCC).
- Bldg. 21. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".

22. Prior to or concurrent with submittal of plans for building plan check, the developer shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMP's) outlined in the Countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMP's not dependent on specific land uses, for review and approval by the Development Services Department.
23. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
- Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown.
 - All active portions of the construction site shall be watered to prevent excessive amounts of dust.
 - On-site vehicle speed shall be limited to 15 mph.
 - All on-site roads shall be paved as soon as feasible or watered periodically or chemically stabilized.
 - All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at least twice daily, preferably in the late morning and after work is done for the day.
 - All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., greater than 25 mph averaged over one hour) or during Stage 1 or Stage 2 episodes.
 - All material transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized at all times.
24. The proposed project shall comply with Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards. The project applicant shall incorporate the following in building plans:
- Solar or low emission water heaters shall be used with combined space/water heater units.
 - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
 - Buildings shall be oriented north/south where feasible.

- Eng. 25. At the time of development submit for approval an off-site plan to the Engineering Division and grading plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a civil engineer or architect. Construction access approval must be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay offsite plan check fee to the Engineering Division. An approved offsite plan and fee shall be required prior to engineering/utility permits being issued by the City.
26. A construction access permit and deposit of \$1000.00 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.
27. Haul routes must be approved by the Engineering Division, prior to approval of plans.
28. Submit plans to and obtain a permit from CalTrans prior to performing any work in the state right-of-way.
29. Submit required cash deposit or surety bond to guarantee construction of offsite street improvements at time of permit per Costa Mesa Municipal Code Section 15-32, and as approved by City engineer. Cash deposit or surety bond amount to be determined by the City engineer.
30. Obtain a permit from the Engineering Division, at the time of development and then construct P.C.C. commercial sidewalk per City of Costa Mesa standards on Orange Avenue and Newport Boulevard frontage road, including four (4) feet clear around obstructions in the sidewalk.
31. Obtain a permit from the Engineering Division at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa standards as shown on the offsite plan. Location and dimensions are subject to the approval of the Transportation Services Manager. A.D.A. compliance is required for all driveway approaches.
32. Obtain a permit from the Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
33. Submit one duplicate mylar of street improvement signed plan to Engineering Division, prior to occupancy.

34. Construct proposed storm drain facilities as per City of Costa Mesa storm drain design guidelines.
35. Fulfill drainage ordinance fee requirements prior to approval of final approval of plans.
36. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property. Private lateral connections to City storm drains will require a hold harmless agreement prior to issuance of permit.
- Trans. 37. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee shall be assessed based on the traffic study and shall include credit for any previously existing use. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Certificate of Occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
38. Close unused drive approach(es) with full height curb and gutter.
- Prks 39. Street trees in the front setback shall meet with the approval of the parks and parkways division. Street trees shall be Pyrus Kawakami, 15-gallon minimum size, spaced at 30' on center.
- Sani. 40. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
41. Orange County Sanitation District fees, fixture fees, inspection fees, and sewer permit required prior to issuance of building permits. To receive credit for buildings to be demolished, call (714) 754-5307 for inspection.
42. Developer shall submit a plan showing sewer improvements that meets with the District Engineer's approval to the Building Division as a part of the plans submitted for plan check.
- School 43. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- CDFA 44. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at 714.708.1910 for information.

- AQMD 45. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.
- Fish & Game 46. Applicant shall submit a check to the Planning Division for an environmental handling fee of \$43.00 made payable to the county clerk-recorder within five (5) days of project approval. **Approval of this project will not be vested or final until the filing fee (required under section 711.4 of the Fish and Game Code) has been paid [PRC 21089(b)].**
- Water 47. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities.



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT
PLEASE CONTACT THE PLANNING DIVISION
AT (714) 754-5245.**